A photograph of a desert landscape featuring several saguaro cacti of varying sizes. The ground is covered with low-lying desert shrubs and grasses. In the background, a range of mountains is visible under a clear blue sky with some light clouds. The text is overlaid on this image.

# Granite Foothills Character Area Implementation Program Design and Performance Guidelines City Action Plan

March 2, 2000

***Dynamite Foothills Character Area - Character Plan Implementation Program***



**Adopted by the Scottsdale City Council  
March 21, 2000  
Resolution #5493**



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# Introduction

This Implementation Plan includes design and performance guidelines which have been developed to help achieve a Rural Desert character and meet the goals established for the Dynamite Foothills Character Area. By establishing the goals, strategies and guidelines to achieve a unique character for this area of the city, we maintain the quality and character for the entire city and achieve the citizen's and the city's vision for this area. The implementation of the Dynamite Foothills Character Plan will likely involve ordinance and guideline changes, integration with the city budget, ongoing education and information programs and updates in order to achieve the vision of a Rural Desert character in the Dynamite Foothills. The guidelines will be reviewed and continually updated to best achieve the goals for this area. The Character Plan is city policy and the guidelines are advisory. They provide a foundation for possible future implementation techniques which may be more regulatory.

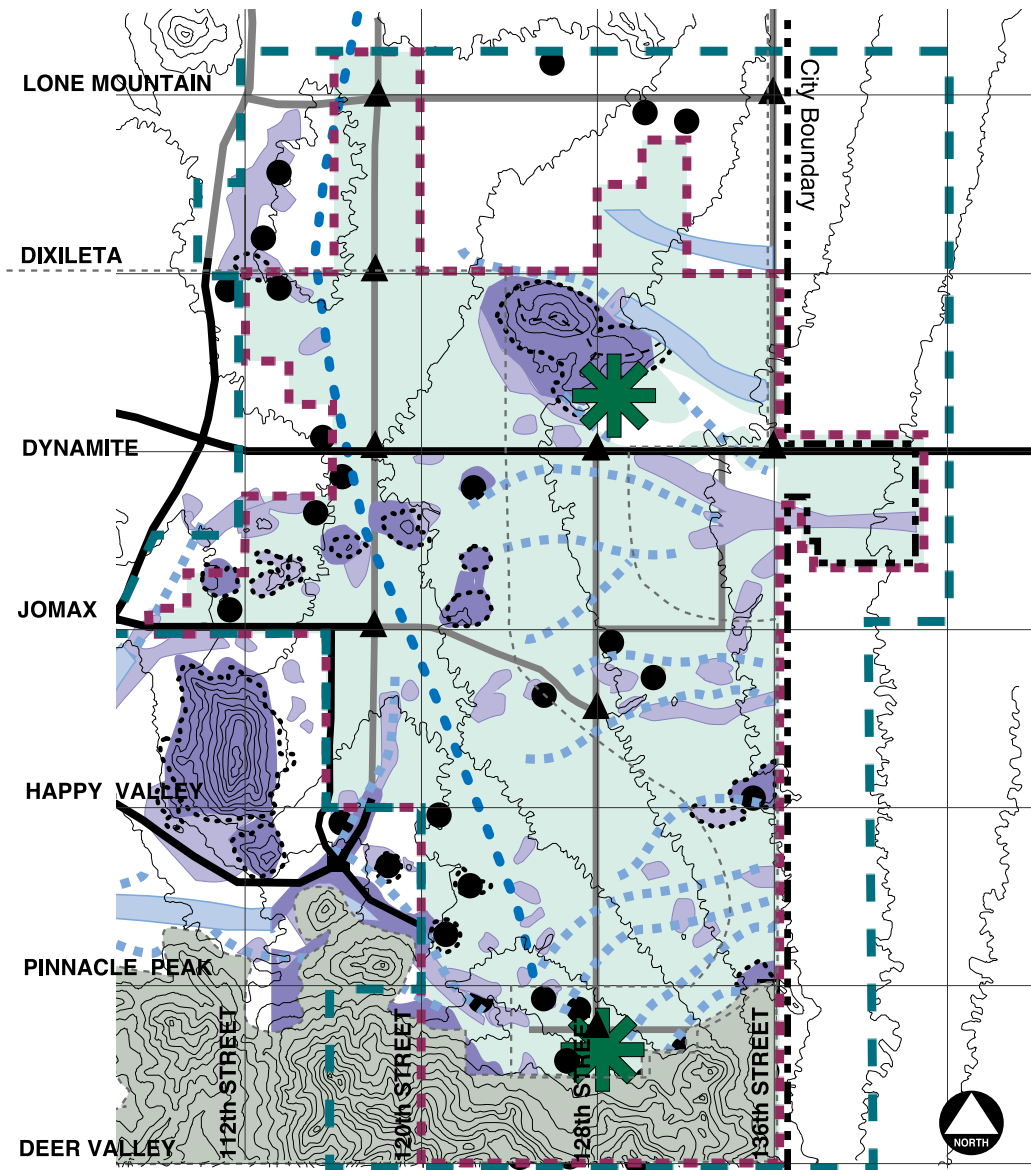
The map on the following page illustrates environmental constraints for the Dynamite Foothills Character Area. This constraints map is a composite of information sources to best illustrate potential locations of uses, areas with severe

constraints and those with fewer constraints. The guidelines on the following pages and the Character Plan itself refer to the illustrated environmental constraints.

The matrix on the four pages following the environmental constraints map is a summary of the implementation techniques available to the city.

The guidelines are organized into several discussion areas: Land Uses, Streets, Streetscape, Open Space Corridors, Water and Wastewater Systems, Other Infrastructure, Annexation. Each of the land use categories contains subcategories regarding location, sensitivity to the setting, and physical character of land use development. These subcategories clearly define the acceptable development practices which promote the Rural Desert character.

Following each guideline, in parenthesis, are techniques that are currently used or may be used to help achieve the guideline. These implementation techniques are explained in more detail in the Design Guidelines Matrix section (page 3).



**Environmental Constraints Composite**

- City Boundary
  - - - Planning Area
  - - - Context Area
  - Hillside Landform (ESLO Special Features)
  - Boulder Features (ESLO Special Features)
  - ▲ Viewshed Analysis Location (ESLO Special Features)
  - Natural Landmark (ESLO Special Features)
  - - - Protected Ridgeline (ESLO Special Features)
  - - - Drainage Ridgeline (approximate)
  - Major Wash Corridor (Public Facilities element - Drainage Plan)
  - Secondary Wash Corridor (Public Facilities element - Drainage Plan)
  - Recommended Study Boundary (RSB) of the McDowell Sonoran Preserve
  - Expanded RSB of the McDowell Sonoran Preserve
- Severe  
Major  
Significant  
Few
- Environmental Features/Constraints - soils, flood hazards, unstable slopes, steep hillsides, and wastewater disposal suitability. (Limited Use Area of Land Use Plan, ESLO Special Features, Tonto Foothills Background report)
- General Location of Potential Access Points to the McDowell Sonoran Preserve

**Dynamite Foothills Character Area**





# Design & Performance Guidelines Matrix

The matrix on the following three pages is a summary of the Design and Performance Guidelines and the enforcement techniques available. The first five techniques listed can be done when the Character Plan is adopted as city policy. The techniques are defined as follows:

**Regulation:** This concept is controlled by city laws, such as zoning, subdivision or floodplain ordinances, the Environmentally Sensitive Lands Ordinance, or by state statutes.

**Policy:** This concept is embodied in broad-based intents and actions of the city, including General Plans, the city budget, resolutions, etc. A policy is not regulatory.

**Zoning Stipulation:** This may be applied as part of stipulations or conditions, agreed to by the applicant, and attached to the approval of zoning or use permit cases. This is regulatory and becomes part of the zoning of a property. This technique will not apply if the property is developed with existing zoning designations.

**Development Review (DR) Stipulation:** This may be applied, if agreed to by the applicant, as part of a Development Review case (site plan, architecture, landscaping) for uses other than single family homes and as part of a preliminary plat case. This has regulatory effect. The City Charter does not allow DR stipulations to be applied to the design of single family homes.

**Guideline:** This will be viewed as a standard for review of development proposals but has no regulatory status. Subdivisions with deed restrictions will be encouraged to include this or similar approaches.

.....

**New Regulation:** This is not included in existing regulations but could be applied to existing or new ordinances. A new overlay ordinance, or revision of specific zoning categories, or addition or revision to existing ordinances could be techniques which could be new regulation for the Dynamite Foothills area.

**Other:** This concept will not be included in the city's review of development proposals because of City Charter or other legal restrictions, but developers and builders are encouraged to incorporate the guideline ideas in deed restrictions and design approaches.

<i>Concept</i>	<i>Existing Regulation</i>	<i>New/Existing Policy</i>	<i>Possible Zoning stips</i>	<i>Possible DR stips</i>	<i>New/Existing Guidelines</i>	<i>New Regulation</i>	<i>Other</i>
Amended lot sizes	X		X		X	X	
Annexation	X	X					
Building colors and textures			X	X	X		X
Building envelopes				X	X		
Building form				X	X		
Building grouping			X				
Building heights					X	X	
Building location					X		
Building massing					X		
Building materials				X	X		
Building setbacks	X		X		X	X	
Building terracing					X		
City entry features		X		X			X
Construction envelopes				X	X		
Density transfers	X				X	X	
Depth and shadowing on building walls					X		
Distance between homes			X		X	X	
Distance from existing development			X		X		
Distance from large open spaces			X	X	X		
Drainage mitigation	X			X	X		
Equestrian facilities	X	X	X	X	X		
Equestrian facility location		X					
Golf course character				X			
Golf course location		X		X			
Golf course vegetation		X		X	X		
Improvement Districts	X						
Infrastructure construction		X			X		
Lighting commercial facilities			X	X	X	X	
Lighting public facilities				X	X	X	X
Lighting streets	X				X		
Lot size	X		X				

**Character Plan - Design and Performance Guidelines Matrix**

<b>Concept</b>	<b>Existing Regulation</b>	<b>New/Existing Policy</b>	<b>Possible Zoning stips</b>	<b>Possible DR stips</b>	<b>New/Existing Guidelines</b>	<b>New Regulation</b>	<b>Other</b>
Minimizing cuts and fills				X	X		
Minimum lot sizes	X		X		X	X	
Minimum open space requirements			X		X	X	
Minimum separation of buildings					X	X	
Non-residential maximum building size			X		X	X	
Non-residential scale of buildings				X	X	X	
Open space				X	X		X
Open space along the drainage divide				X	X		
Open space buffers				X	X		
Open Space Corridor (DPTF)							
Open space corridors along washes		X		X	X		
Outdoor lighting				X	X		
Park buffering from surrounding res. areas							
Park building orientation		X		X			
Park design		X		X	X		X
Park entrances							
Park parking lots		X		X			
Path design		X			X		
Path location			X		X		X
Pedestrian access		X		X			X
Perimeter fencing/walls		X		X	X		
Plant material	X			X	X		
Porches/covers					X		X
Preservation of Boulder Fields							
Public access areas					X		
Public art		X		X			X
Recreation facility location		X					X
Resort character		X		X	X		
Retaining walls				X	X		
Roadway curbing					X		
Roadway width					X		



<i>Concept</i>	<i>Existing Regulation</i>	<i>New/Existing Policy</i>	<i>Possible Zoning stips</i>	<i>Possible DR stips</i>	<i>New/Existing Guidelines</i>	<i>New Regulation</i>	<i>Other</i>
Roof slopes					X		
Roof types					X		
Scenic Corridors		X		X	X		X
Screening of commercial service areas				X	X	X	
Single/two story housing					X		X
Slope building restriction					X		
Street access			X	X	X		
Street alignment					X		
Street medians					X		X
Street signage					X		X
Streetscape		X		X	X		
Trail design				X	X		
Trail location			X		X		X
Trail standards					X		
Trailheads					X		X
Transition		X			X		
Utilities infrastructure			X		X		
Vegetation					X		
Vista setbacks				X	X		
Wall/fence alignments			X	X	X		
Wall/fence design				X	X		
Wall/fence height					X		
Wall/fence length					X		
Wall/fence location				X	X		
Wall/fence style				X	X		
Wastewater infrastructure		X	X		X		
Water infrastructure			X				
Water reservoir location							



# Design and Performance Guidelines

## A. Land Uses

Each land use design and performance guideline category contains subcategories of location, sensitivity to setting, and physical character of land use development. The intention is to demonstrate the applicable land uses which will promote a Rural Desert character.

### 1. Low Density Single Family Uses

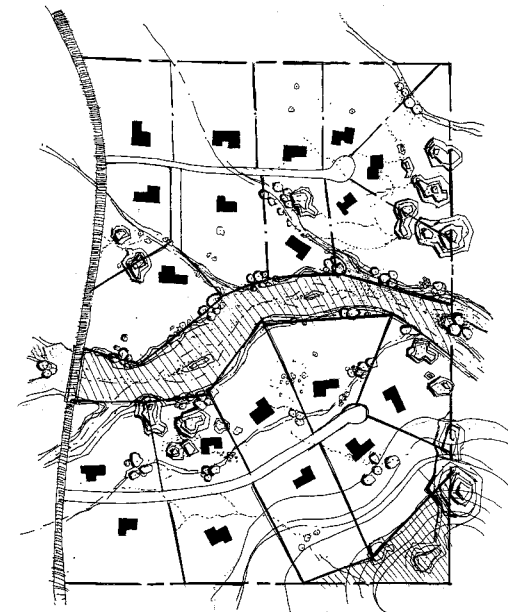
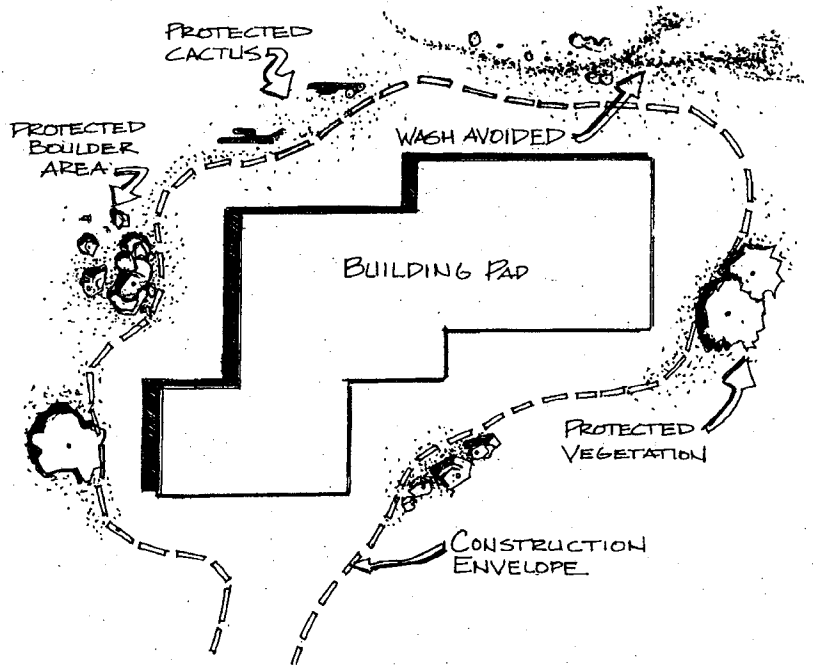
- *Location Standards*

- These uses may occur anywhere within the character area, being the dominant land use of the area. *(policy)*
- Transitions to areas of lower densities should be gradual and in similar character to existing development or current development standards in the lower density areas. *(zoning stip)*
- Where this use abuts higher density uses (for example, the Troon developments to the west of the Character Area), a distinct buffer (by topography or open space) should be used to

separate this use from the more intense land use and link into additional areas of open space within and adjacent to the site. *(zoning stip/DR stip/guidelines)*

- Where this use abuts large open spaces (300 feet or more in width; 40 acres or more in area) homesites should be carefully sited to avoid dominating the character of the open space. Open visual corridors between homes of at least 50 feet should be provided in order to provide a gradual transition into the large open space. *(zoning stip/DR stip/guidelines)*
- Low density clustered residences may only be located on sites which are substantially screened from adjacent sites and should not be surrounded by very low density residential uses unless visually hidden from such uses and/or contained within a master planned development. This is to minimize the visual contrast between clustered and traditional neighborhoods. *(policy)*

- Cluster uses should not be placed on slopes over 15% since the intent is to use clusters to protect more sensitive terrain. (policy/zoning stip/new regulation - overlay)
- Cluster areas should be accessed from minor collectors or larger streets and not from local streets passing through non-clustered areas, unless the cluster is within a master planned development. (policy/new regulation - overlay)



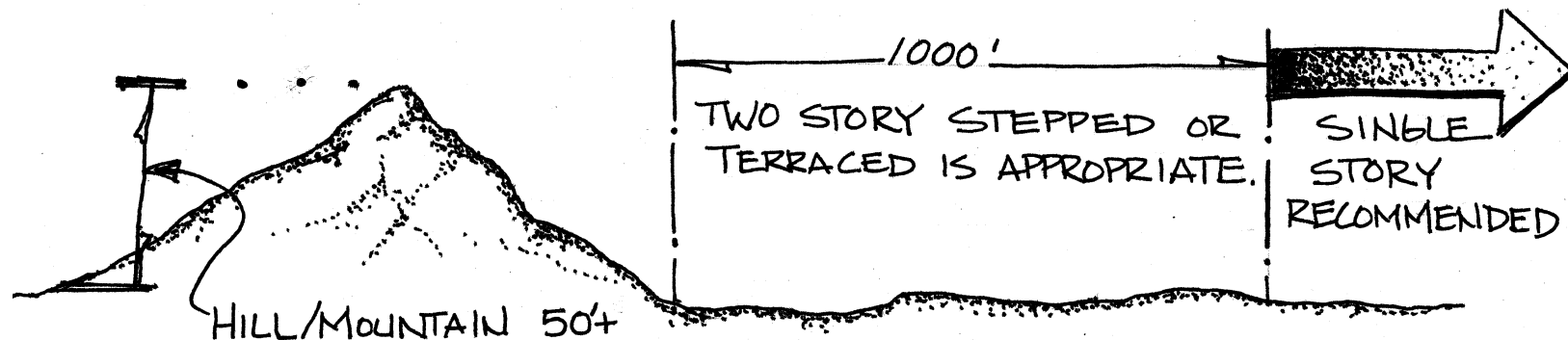
**low density single family uses**

- *Sensitivity to Setting*
  - Lots should have well defined construction envelopes so that encroachment into natural areas is minimized. (DR stip)
  - The construction envelopes should be placed on the least sensitive (i.e. off of steepest slopes, out of washes, away from major boulder features) portions of site. (DR stip/ guideline)
  - Construction pads for individual homes should respond to the natural form of the land, provide visual breaks between houses, and minimize areas which are disturbed between pads. (zoning stips/DR stips/other)

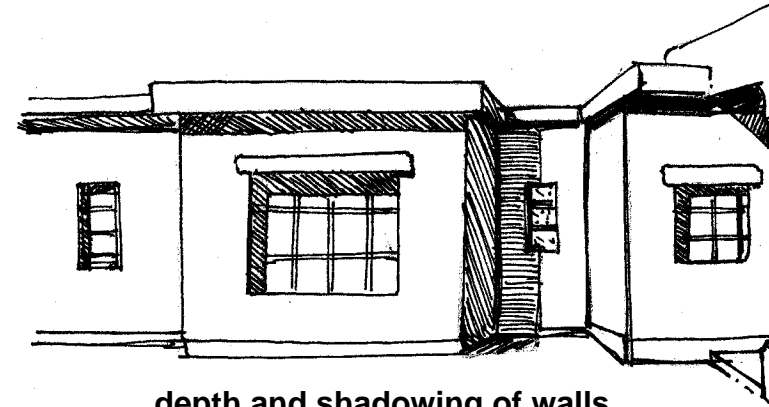
- Construction envelopes should not be placed on slopes exceeding 15% if there is reasonably sufficient land with slopes less than 15% on which to place the homes. (*guideline/other/new regulation - overlay*)
- Where construction envelopes are placed on slopes of 10% or steeper, the building and surrounding improved areas should be stepped or terraced in order to minimize cuts and fills and the visual impact. (*guideline/other*)
- Exposed cuts and fills should be rounded to blend into the natural terrain. (*DR stip/guideline*)
- Designate grading/construction envelopes prior to the development of a site to protect the surrounding natural desert areas from construction encroachment. (*DR stip/guideline*)
- Wherever possible, locate buildings and improvements so mature saguaros and desert trees can be left in their natural location. (*DR stip/guideline*)

- *Physical Character*

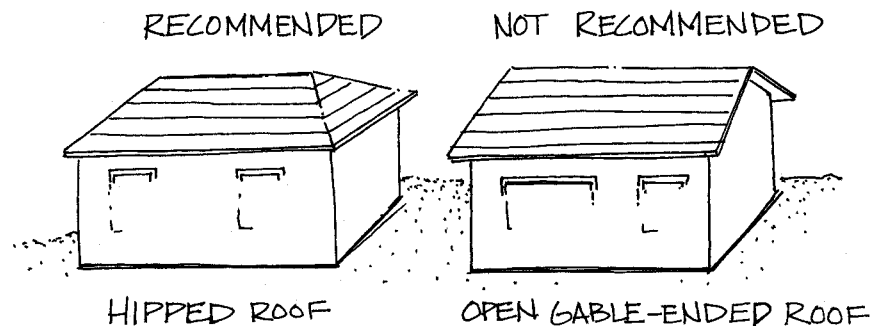
- Buildings should have multiple massing segments which allow the building to follow the form of the land. This becomes more important as the slope of the land becomes steeper. (*new regulation - overlay/other*)
- The maximum building height generally should be 24 feet, in keeping with low scale buildings common to rural areas. (*zoning stip/new regulation - overlay*)
- Buildings should be single story except where they are located within 1000 feet of hills or mountains with an elevation of 50 feet or more. Two story, stepped or terraced buildings which may be blended into the background of hills and ridges, and therefore become less visible, may be appropriate. (*zoning stip/new regulation - overlay/other*)



- All lawn areas should be surrounded by buildings or walls of at least 3 feet in height which use colors and textures that blend into the surrounding natural desert setting. Lawn areas are appropriate for private activity areas but should be separated from natural areas so that they are not affected by the watering and management of the turf. *(other)*
- Accessory buildings should be compatible in form, materials, style and color with the main building. *(other)*
- Colors and textures should blend into the adjacent natural desert setting so that the setting retains visual dominance across the area. *(other)*
- Indigenous and rustic types of building materials are preferred in order to achieve a rural southwest character. *(other)*
- Depth and shadowing on walls is encouraged. Recessed windows, three-dimensional wall faces, and column features are ways to achieve this. This helps to blend buildings into the organic character of the desert setting, which has multiple forms and shadows. *(other)*
- Windows should be recessed and outdoor patio areas should have ample covers so that the building forms have visual depth and variety that fits into the organic desert setting. *(other)*
- Multiple roof types/forms should be used, unless the building is less than 1,000 square feet in size. Hipped roofs are preferred instead of gable ends. These techniques can help to reduce



**depth and shadowing of walls**



**roof types**

- the apparent size of buildings, encourage building forms to blend with the terrain and achieve a southwestern character. *(other)*
- In order to retain the scale and character of low density uses, the minimum lot size of any clustered units should be 26,000 square feet. (This is the minimum lot size allowed with R1-35 ESL zoning) *(zoning stip/new regulation - overlay)*
- The minimum separation between adjacent clustered residences should be 20 feet in order to maintain openness through and around the homes. *(zoning stip/new regulation - overlay)*
- Visual diversity of low density areas should be retained. *(other)*

## **2. Commercial & Services Uses**

(reference Goal 2 strategies 2 & 6 in Dynamite Foothills Character Area Plan)

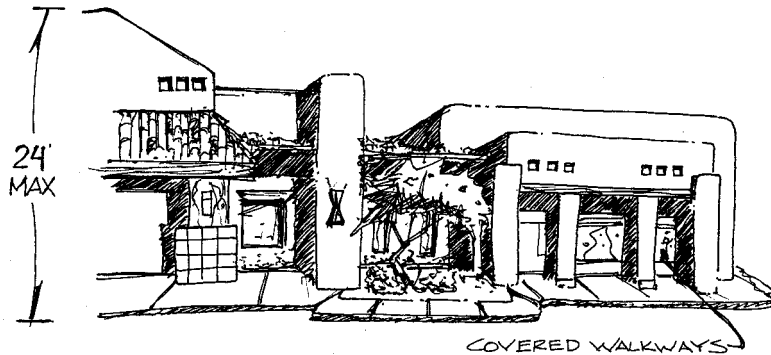
- *Location Criteria*
  - Sites should front on to major collector or larger streets where traffic is highest and where such uses can have minimal affect on nearby neighborhoods. *(policy/new regulation - overlay)*
- *Land Use Relationships*
  - Where possible, sites should not abut very low density uses and should be near other non-residential uses. *(policy)*

- All service, loading and storage areas should be fully screened from adjacent streets and residential areas so that noise and visual impacts on nearby residential areas are constrained. *(DR stip/guidelines/new regulation - overlay)*
- Open space buffers equal to the rear yards or actual setback of the adjacent residential area should be placed on the site adjacent to the residential use. *(zoning stip/guideline/new regulation - overlay)*
- *Sensitivity to Setting*
  - These uses should not be placed on slopes exceeding 5% in particular because parking areas for such uses on steeper slopes typically result in substantial cuts and fills, greatly enlarging the physical impact of the use. *(DR stip/guideline/new regulation - overlay)*
  - Buildings should be low intensity, small in scale similar to residential scale. Any commercial buildings larger than 12,500 square feet should provide increased setbacks in order to blend with the character of residential areas and achieve a rural character. *(zoning stip/guideline/new regulation - overlay)*
  - Designate grading/construction envelopes prior to the development of a site to protect the surrounding natural desert areas from construction encroachment. *(DR stip/guideline)*



- *Physical Character*

- The entire fronts of buildings should have covered walkways so that customers may use the sites in relative comfort and the rural character is maintained. *(DR stip/guideline/new regulation - overlay)*
- The maximum building height should be 24 feet so that buildings are consistent with residential areas. *(DR stip/guideline/new regulation - overlay)*



- Any outdoor lighting should not exceed the mature desert tree canopy (approximately 14 feet) in height, should minimize light trespass and promote a dark sky. *(DR stip/guideline/new regulation - overlay)*
- The maximum F.A.R. should be .18 so that substantial open spaces are provided and the scale of building is consistent with rural areas. *(zoning stip/DR stip/guideline/new regulation - overlay)*

- The minimum open space should be 25% of the gross site area. *(zoning stip/DR stip/guideline/new regulation - overlay)*
- The minimum distance between buildings should be 25 feet in order to achieve an open, less intense arrangement of buildings. *(DR stip/guideline/new regulation - overlay)*

### **3. Low Density Specialty Resorts**

- *Location Criteria*

- These uses should be adjacent to but not encroaching upon major natural open space areas (e.g. McDowell Mountain Regional Park, McDowell Mountains, Fraesfield Mountain, Tonto National Forest) to enhance access and transitions to these open spaces. *(policy)*
- They should not be accessed from local residential streets so traffic for such uses does not mix with local residential activity. *(policy/new regulation - overlay)*

- *Land Use Relationships*

- Buildings, recreation facilities and parking areas should be located at least 300 feet from adjacent residential lots to minimize the contrast of such uses with residential areas. *(zoning stip/DR stip/guideline/new regulation - overlay)*
- Parking areas and loading/service areas should not be visible from adjacent parcel in order to achieve a rural, residential character. *(DR stip/guideline/new regulation - overlay)*

- *Sensitivity to Setting*

- Buildings should be residentially scaled and in concert with the Rural Desert character. Guest ranch, casita scale buildings are preferred. Any building larger than 12,500 square feet should provide additional setbacks in order to maintain compatibility with the residential setting. *(DR stip/guideline/new regulation - overlay)*
- Buildings and facilities, except one or two unit casitas without direct vehicular access, should not be placed on slopes over 10%. Larger buildings and associated parking areas are difficult to place on steeper slopes without resulting in substantial cuts and fills. *(DR stip/guideline/new regulation - overlay)*
- Recreation facilities should be sited in low areas, such as on terraces next to washes. *(DR stip/guideline)*
- Designate grading/construction envelopes prior to the development of a site to protect the surrounding natural desert areas from construction encroachment. *(guideline)*

- *Physical Character*

- In order to blend with the desert and the rural character, buildings should be single story in height. *(guideline)*
- The minimum separation between buildings should be 40 feet so that they appear similar to single family houses in their layout. *(zoning stip/DR stip/guideline/new regulation - overlay)*

- Complex building design and multiple roof types/forms should be used to provide interest. Structures should work with the topographic form of the site so that the natural form of the land is retained. *(guideline)*
- Buildings materials should be southwestern rural and indigenous, where possible. *(guideline)*
- Low density specialty resorts should maintain a Rural Desert character and residential appearance. *(policy/guideline)*

#### **4. Destination Resorts**

- *Location Criteria*

- Access should be from a minor collector or larger street so that traffic from such a use does not affect residential areas. This may be altered if the resort is within a larger master planned development. *(policy/new regulation - overlay)*
- These uses should be consistent with the Rural Desert character, placed away from residential areas, and contain enough land area (e.g. 160 acres) to accommodate substantial buffering of the resort from surrounding properties. *(policy/new regulation - overlay)*
- These uses should be located close to developed or undeveloped major open spaces. *(policy)*

- *Land Use Relationships*

- This use should be located along the western edge of the character area near to existing and zoned retail and resort uses, and/or adjacent to low density cluster uses where it will be most compatible. *(policy)*
- Buildings and recreation facilities should be placed away from any very low density parcels, unless there is a substantial ridge or terrain condition which fully screens this use from very low density uses. *(policy/zoning stip/DR stip/guideline)*
- Buildings should be at least 450 feet from any major (160 acres or larger) natural open space area in order to provide a gradual transition. *(policy/zoning stip/DR stip/guideline)*
- Golf courses will be considered as a support activity for this use, but are not required. *(policy)*

- *Sensitivity to Setting*

- Large parking lots and large buildings (greater than 25,000 square feet) should not be placed on slopes of 10% or greater since such facilities would result in substantial cuts and fills and alteration of the natural terrain. *(DR stip/guideline/new regulation - overlay)*
- The maximum size of any individual building should be 25,000 square feet unless it is broken into segments which blend into the terrain and do not appear to be a large building. *(zoning stip/guideline/new regulation - overlay)*

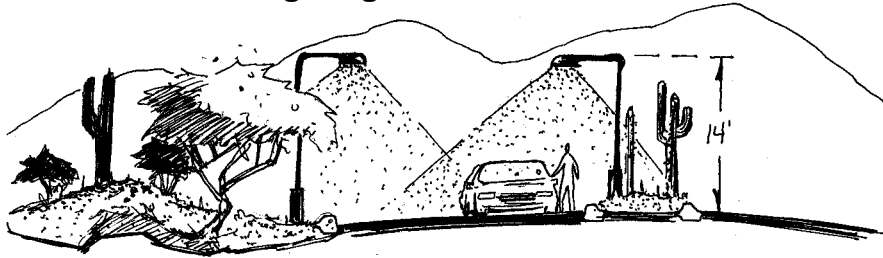
- Retaining walls should be used to contain cuts and fills to limit the amount of land disturbed. *(DR stip/guideline)*
- Recreation facilities should be placed in low lying areas such as along washes so that the grading, lighting, and noise associated within such uses are well screened. *(DR stip/guideline)*
- Designate grading/construction envelopes prior to the development of a site to protect the surrounding natural desert areas from construction encroachment. *(guideline)*

- *Physical Character*

- No more than 25% of the total building area should be at a second story level. *(zoning stip/guideline/new regulation - overlay)*
- The maximum building height should be 24 feet so that they blend with the dominant residential character of the area. *(zoning stip/guideline/new regulation - overlay)*
- No continuous building wall should be more than 125 feet in length to encourage buildings to blend with the shape of the land. *(DR stip/guideline/new regulation - overlay)*
- Stepped, terraced and angular building and roof forms should be used to blend into the desert. *(guideline)*
- Patios, entries, and windows should be recessed to provide shadow patterns that blend into the organic form of the desert. *(guideline)*

- Outdoor lighting except for tennis court lights should not exceed the mature desert tree canopy (approximately 14 feet) in height, should minimize light trespass and promote a dark sky. (zoning stip/DR stip/guideline/new regulation -overlay)

#### outdoor lighting



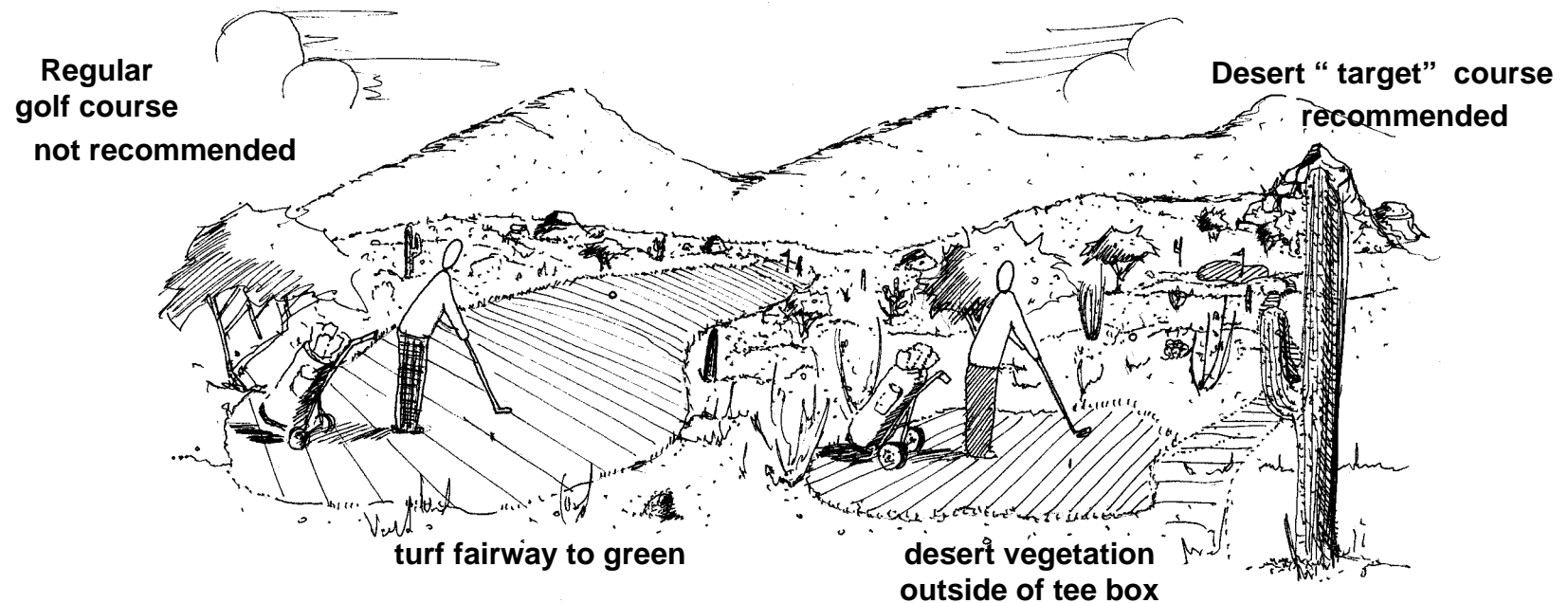
### 5. Golf Courses

- *Location Criteria*
  - Golf courses should follow the guidelines of the Golf Course Policy approved by the Scottsdale City Council. (policy)
  - Golf courses should maintain the Rural Desert character of the Dynamite Foothills by including enough land area to minimize the visual impacts of the golf course itself and permit residential development at a low net density, i.e. not resulting in smaller lots than what is generally allowed in the area. (policy)
- *Land Use Relationships*
  - Access should not come from a local residential street so residential areas are protected from outside traffic. (policy/new regulation - overlay)
  - A golf course should be used either as a transition from adjacent existing uses west of the character area or as a buffer to cluster residential and/or destination resort uses. (policy)
  - Turf areas should not be directly visible from adjacent major streets (collectors, arterials, parkways). (policy/DR stip/guideline)
- *Sensitivity to Setting*
  - Golf courses will be target courses using natural desert vegetation with turf only in greens, tee boxes, and target fairways. (policy/guideline)
  - Riparian vegetation corridors shall not be intruded upon by turf or bunker areas. (guideline)
  - Fairways should not alter the regional drainage divide. (policy/guideline)
  - Fairways should avoid natural slopes of 15% or greater to better blend into the natural terrain. (guideline)

- Perimeter areas of graded portions of a course should be rounded to blend into the natural topography. *(guideline)*
- Designate grading/construction envelopes prior to the development of a site to protect the surrounding natural desert areas from construction encroachment. *(guideline)*

- ***Physical Character***

- Other than turf, no non-native plant materials should be used. *(DR stip/guideline)*
- Cart paths should use color integrated concrete that blends into the soil color. *(DR stip/guideline)*
- Driving ranges shall not have lighting. *(use permit stip/guideline)*



## **6. Parks and Public Facilities**

The Vision 2010 Parks Master Plan projects park and recreation facility needs based upon projected population. The Parks Master Plan does not specify the Dynamite Foothills area for park sites/facilities as four are indicated in the surrounding area west of the Dynamite Foothills Character Area. Based upon population projections, there are currently not enough park sites to provide all of the facilities needed. Some of the facilities could be developed within the Dynamite Foothills Character area and the questionnaires were supportive of neighborhood specialty parks in this area. New facilities would likely be neighborhood and specialty parks oriented to respond to the unique natural features in the area such as the McDowell Mountains and Fraesfield Mountain. Parks and open space will also be necessary to enhance the open feel of the character area and provide a recreational identity for the area.

Neighborhood parks may include playgrounds, ramadas, tennis, basketball and volleyball courts, soccer, softball, and multi-use fields, and multi-use rooms. Design will emphasize the unique Sonoran Desert environment through minimal disturbance to the site and desert responsive architecture and construction detailing. Specialty parks facilities may include: trailhead parking areas, desert open space preservation, multi-use trails, interpretive trails, restrooms, and small classrooms for outdoor education. Depending on the demographics of future residents, small horse arenas or special equestrian facilities might also be appropriate public amenities.

- *Location Criteria*
  - Parks should be located to preserve public access to the most sensitive or unique natural or cultural features in the area. *(guideline)*
  - Parks should generally be located at intersections of collectors, arterials, and parkways. *(guideline)*
  - New parks that provide active recreational amenities such as basketball, volleyball, tennis, etc. are preferred in locations where the landscape is of lower quality, or already disturbed or burned, in order to minimize the impact on the desert. *(guideline)*
  - A park site could be along a planned route for a paved pathway as shown in the City of Scottsdale Bicycle/Pedestrian Transportation Plan. *(guideline)*
  - These facilities should be centrally located to the population base. *(guideline)*
- *Land Use Relationships*
  - Active recreation areas should be buffered from adjacent residential uses by at least 120 feet of natural area. *(guideline)*
  - Parks with active recreational amenities should be located as much as possible adjacent or near other activity areas such as schools, libraries, fire or police stations, or small commercial areas in order to create core activity areas. *(guideline)*



- *Sensitivity to Setting*

- Recreational facilities should be placed on low lying terrain, where possible. *(guideline)*
- Active recreation and parking areas should be avoided on slopes of 7% or greater. *(guideline)*
- Orientation should respect climactic conditions by minimizing heat gain and considering the impact of shade on adjacent land uses and areas.
- Structures should not block significant views from public access areas. *(guideline)*
- When possible, buildings should be located in the least environmentally sensitive sites, in areas of sparse vegetation, and away from other significant natural features. *(guideline)*
- Designate grading/construction envelopes during the development of a site to protect the surrounding natural desert areas from construction encroachment. *(guideline)*

- *Physical Character*

*General*

- Maximum building height should be no more than 24 feet. Where building use requires taller ceiling heights, stair-stepping can be used from lower to taller building heights to reduce building mass. *(guideline)*
- Buildings, walls, and fences should be constructed of materials indigenous to the area, blend with the natural surroundings, or complement the historic precedent set by existing historic buildings in the area. Historic materials would include native stone, wood, and

stucco. Contemporary materials may include, but are not limited to, split faced concrete block, sandblasted concrete, corten steel, galvanized aluminum, copper, or exposed aggregate concrete. *(guideline)*

- Sonoran Desert compatible color and texture (as referenced in the ESLO Section 7.854) should be incorporated into buildings, ramadas, wall, fences, and paving. *(guideline)*
- Landscaping should be of native Sonoran Desert plants (as referenced in the Design Guidelines & Policies for Environmentally Sensitive Lands manual). *(guideline)*
- Within each park, an architectural and landscape architectural design theme should be developed that is adhered to in all construction. Such things as building materials, pavement materials, lighting standards, etc. will be consistent in materials color and style. This allows design creativity throughout the park system while providing design continuity and clarity at each park. *(guideline)*
- Main public entrances should be clearly delineated. *(guideline)*
- All site features should be designed and/or selected to promote continuity and compatibility throughout the park. *(guideline)*
- One design standard of benches, trash receptacles, drinking fountains, picnic tables, and bicycle racks should be selected for park or access areas. *(guideline)*

- Furnishings should not clutter or dominate the setting. Where possible, furnishings should be grouped. *(guideline)*

#### **Community Centers**

- Community Centers can be arranged into two or more buildings to define outdoor spaces for outdoor education, shaded viewing areas, or special events, and to allow more site sensitive design. *(guideline)*
- Any Community Center building should emphasize a close relationship between indoor and outdoor space via large windows and door openings, shaded outdoor patios and arcades, and outdoor classrooms. *(guideline)*
- Community Center building placement and orientation should face but not block significant views, and should provide convenient pedestrian circulation. *(guideline)*
- Pedestrian access routes between parking areas and the main public entrance should be shaded, lighted with low level lighting, provide seating locations, and appropriate directional and interpretive signs. *(guideline)*

#### **Other Structures**

- Combining maintenance storage space and staff office space into one building lessens the sprinkling of small utilitarian buildings throughout the park. Combined facilities should not exceed 1,000 square feet under one roof. However, if it does exceed 1,000 square feet, facilities may be separated into several small

buildings arranged into a complex, creating usable exterior space and responding to site features and constraints. *(guideline)*

- Service, utility, trash and/or storage areas should be screened from visitor areas, park roads, trails or other public use areas. *(guideline)*
- Trash enclosures materials will be compatible with other park structures. *(guideline)*
- Trash enclosures should be oriented towards the rear or low visibility area of any structure or public use area. *(guideline)*

#### **Ramadas**

- Ramadas should be oriented to maximize shade in late afternoon and early evening, use internal lighting and low area lighting, and use colored or other specialized concrete or stabilized granite floor surface which blends into the adjacent natural environment and is consistent with park design. *(guideline)*
- Family Picnic ramadas and areas should be scattered throughout a designated picnic area to maximize privacy and be placed to provide a variety of experiences: set within dense trees, in an open area, adjacent to parking, separated from parking, on high points, or adjacent to washes. *(guideline)*
- Group Picnic ramadas and areas should be clustered to create partially enclosed outdoor spaces that could accommodate a dance area or a small playground. *(guideline)*

### Shared-Use Trails and Pathways

- In general, Scottsdale's 2 (two) foot minimum width rural trail standards should apply in this area's parks in order to minimize the impact on natural areas. If heavy or extensive shared-use is anticipated, trail width could be widened up to the 8 (eight) foot urban trail standard. *(guideline)*

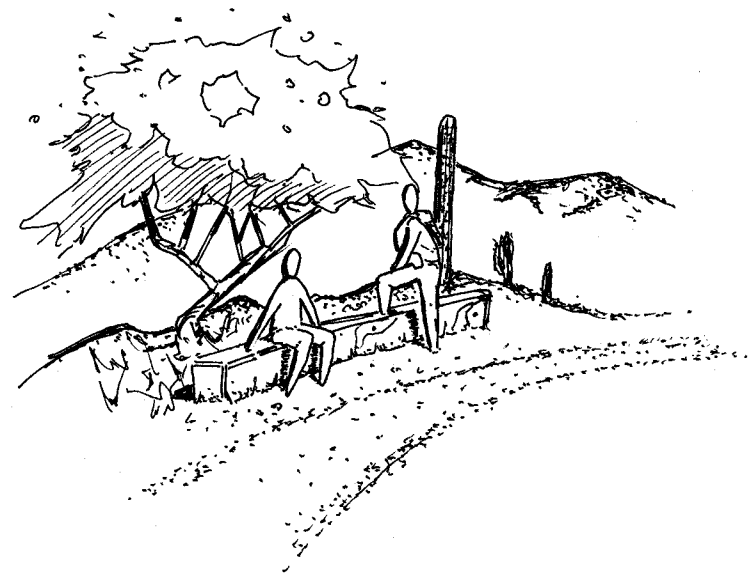


- Trail design and construction should meet the standards set in Section 7.3 of the City of Scottsdale Design Standards and Policies Manual. *(guideline)*

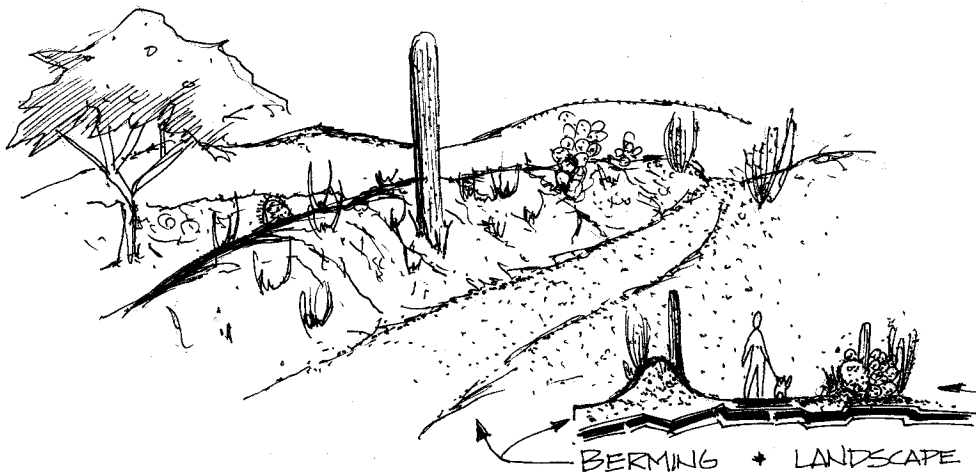
- Park pathways should meet minimum standards but should incorporate colored concrete, special textured concrete, pavement width variation while maintaining minimum width throughout, custom edge treatment, all of which blend into the adjacent natural environment. *(guideline)*
- Use of stabilized granite pathways should be explored as an alternative to paved pathways in selected park areas. *(guideline)*

### Walls and Fences

- Seating walls of 18 inch height are preferred in public use areas to provide pedestrian rest areas and viewing locations. *(guideline)*



- Walls and fences should be used within the parks to screen utility and service areas from public view and to delineate use areas.
- Walls and fences should use materials and colors as described in the *General* criteria section (page 18). (guideline)
- Native landscaping and berming is encouraged rather than long continuous walls. (guideline)



- Perimeter fencing of any kind is discouraged in order to promote wildlife moving in and out of the park. (guideline)

- In areas where adjacent land is undeveloped or develops in such a way that the property line is not readily apparent, the boundary should be located along a surveyed property line at key locations to provide a visual line in the landscape such as a park boundary sign or steel post. (guideline)
- Where possible, streets should form the park edge providing maximum visual access into the park. (guideline)
- Split rail fencing may be appropriate in some areas if compatible with the park's design theme. (guideline)

#### Lighting

- Other than for court and field lighting, area lighting intent is to provide a general sense of security rather than to fully light an entire park. Sensitivity will be used in providing state of the art lighting systems (e.g. currently: metal halide) for outdoor recreational facilities to ensure participant safety and minimize trespass light into adjacent neighborhoods. Lights will be shielded and down lit with minimum light spillage. Lights will turn off at designated park closure times. (guideline)
- Shared-use trails and pathways should not be lighted, except in specially designated areas or as needed for safety. (guideline)
- Trailheads should have a minimal amount of area lighting for signs and trail entrance. (guideline)

- Internal park drives and roadways are to be unlighted except for key intersections or along high activity areas. *(guideline)*

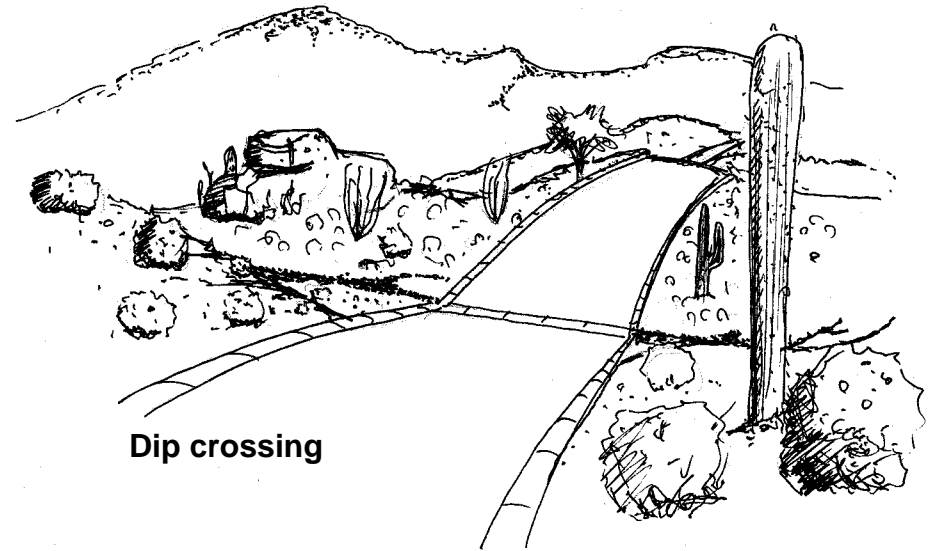
### ***Active Facilities***

- Courts and fields should be located within the most disturbed or sparsely vegetated areas of the site and should be designed according to Scottsdale and national standards. Where possible fields may be located in detention basins to minimize visual impact. *(guideline)*
- Courts should be located to minimize visibility of lights from outside the park. *(guideline)*
- Shared-use fields should be developed to the greatest extent possible rather than specialty use fields so that turf areas are minimized. *(guideline)*

### ***Park Roadways***

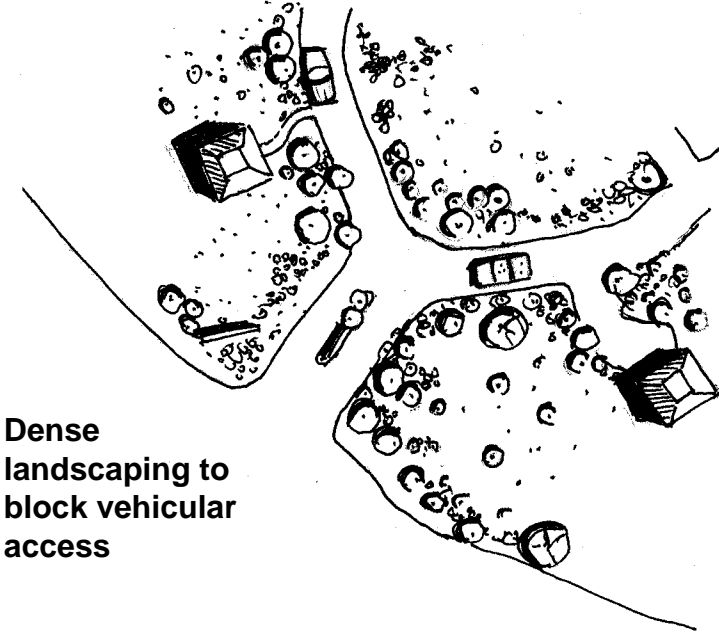
- An 8 inch wide colored concrete ribbon curb or a thickened asphalt edge should be used along all roadways, driveways and parking lots to make the curb less visually obvious. Where the road is carrying significant drainage, as determined by the road designer or engineer, the ribbon curb could transition into a rolled curb. *(guideline)*
- Internal roadways should not exceed 24 feet of pavement width. *(guideline)*
- Public roads should form the park edge providing maximum visual access into the park. *(guideline)*

- When appropriate, perimeter roadways should be designed with a wide center landscape median with preserved desert landscape or landscaped with native vegetation in such a manner as to replicate the natural desert landscape. *(guideline)*
- In general, internal park roadways should cross washes with dip crossings. *(guideline)*



**Dip crossing**

- Any internal park roadway requiring a bridge for engineering reasons, should be built with natural materials and colors as identified in the *General* section (page 18). *(guideline)*
- Bridges and culverts should be designed for the maximum width and height to promote the movement of wildlife and allow for the safety of trail users. *(guideline)*
- Where trails or pathways pass under bridges or through culverts, lighting should be provided. *(guideline)*
- Wash areas upstream, downstream, and under the bridge should not be concrete lined or otherwise hard surfaced unless water volumes are too high to permit. Natural looking engineering options should be used. *(guideline)*
- Drainage culvert head walls should be finished in such a manner to help it blend with the surrounding desert. Design for a standard system of finishing should be developed for use throughout north Scottsdale parks. *(guideline)*
- Dense landscaping should be used as the primary means to block unwanted vehicular access into a park's desert areas. *(guideline)*
- Where appropriate and necessary, structures should be used to block vehicles from off-road travel and for safety purposes. *(guideline)*
- Barriers should consist of a custom-designed system. In areas requiring safety guardrails, a design should be developed that is compatible with the bollards. *(guideline)*



**Dense landscaping to block vehicular access**

- Large non-indigenous rocks or boulders should not be used to form barriers along roadways as they create a cluttered look and are visually distracting. *(guideline)*
- Parking lot landscaping should meet or exceed minimum standards set by the City of Scottsdale. *(guideline)*
- Parking lots should be located in areas with the greatest existing landscape disturbance or in sparsely vegetated areas. They should be divided into small lots of maximum 30 spaces, separated by existing desert landscape areas or revegetated areas in order to minimize the visual impact upon a site. *(guideline)*



- Parking lots should be screened with 3 (three) feet maximum height walls or a combination of desert landscape and 3 (three) feet maximum height berms. *(guideline)*
- Parking lots should be constructed of colored concrete, asphalt and/or stabilized granite. *(guideline)*
- Transit stops should be located on the park's perimeter or within the park at or near trailheads. Designs should be unique within the transit system, not copying design used elsewhere in the metropolitan area. *(guideline)*

## **7. Private Equestrian Residences**

- *Location Criteria*
  - These uses are encouraged to locate within one mile of Dynamite Boulevard, or within 1/2 mile of the McDowell Mountain Regional Park where environmental conditions are least sensitive and access to major open spaces is most likely. *(policy/other)*
  - These uses should not be located within 1/2 mile of existing residential areas west of the character area since most of the existing neighborhoods next to this area do not allow horse ownership. *(policy/other)*

- *Sensitivity to Setting*
  - Facilities for horses should be placed on slopes less than 10% since these generally need to be on flat surfaces and would result in substantial grading. *(policy/other)*
  - Facilities for horses should be placed outside the 100-year floodplain to minimize erosion and downstream spillage. *(policy/new regulation - overlay)*
  - Designate grading/construction envelopes prior to the development of a site to protect the surrounding natural desert areas from construction encroachment. *(guideline)*
- *Land Use Relationships*
  - Clustered residences or golf courses should not be located within 1/2 mile of these uses since these uses are usually not compatible. *(policy)*
- *Physical Character*
  - Facilities and structures should incorporate traditional Arizona ranch designs and materials which blend with the desert and reinforce the rural character. *(other)*

## **8. Ranches, Stables and other Major Equestrian Facilities**

- *Location Criteria*

- To minimize the impacts of grading and maximize the access to major public open spaces:
  - \* These uses should be located east of 124th Street, north of Jomax.
  - \* These uses should be located within 1/2 mile of a collector or arterial.
  - \* These uses should be located within 1/2 mile of a trail or major open space.

*(policy/new regulation - overlay)*

- *Sensitivity to Setting*

- These uses should be located on sites with slopes less than 5% so that grading for these uses has minimal visual impact. *(DR stip/guideline/new regulation - overlay)*
- Facilities for horses should be placed outside the 100-year floodplain to minimize erosion and downstream spillage. *(policy/DR stip/guideline/new regulation - overlay)*
- Designate grading/construction envelopes prior to the development of a site to protect the surrounding natural desert areas from construction encroachment. *(guideline)*

- *Land Use Relationships*

- Clustered residences or golf courses should not be located within 1/2 mile of these uses since these uses are usually not compatible. *(policy)*

- *Physical Character*

- Facilities and structures should incorporate traditional Arizona ranch designs and materials which blend with the desert and reinforce the rural character. *(other)*

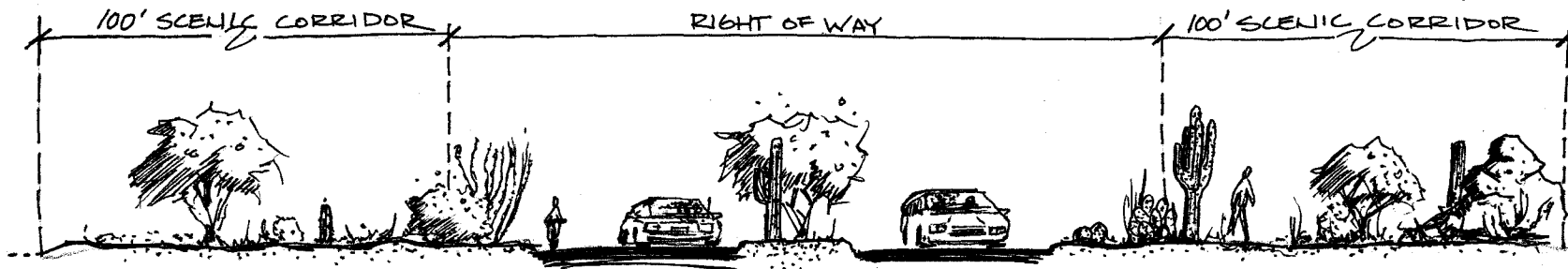
## **B. Streets**

### **1. General**

- All local roads should provide a minimum of 20 feet of pavement (or other approved surface) with shoulders creating a 28 foot passable width to accommodate emergency vehicle access and provide adequate drainage. *(guideline)*
- Require that street signs are readable at night and under adverse weather conditions whatever the design of the sign. *(guideline/other)*
- Where possible and in order to reduce the grading associated with roads, common driveways serving up to four residences should be used. *(guideline)*

## 2. Specific Streets

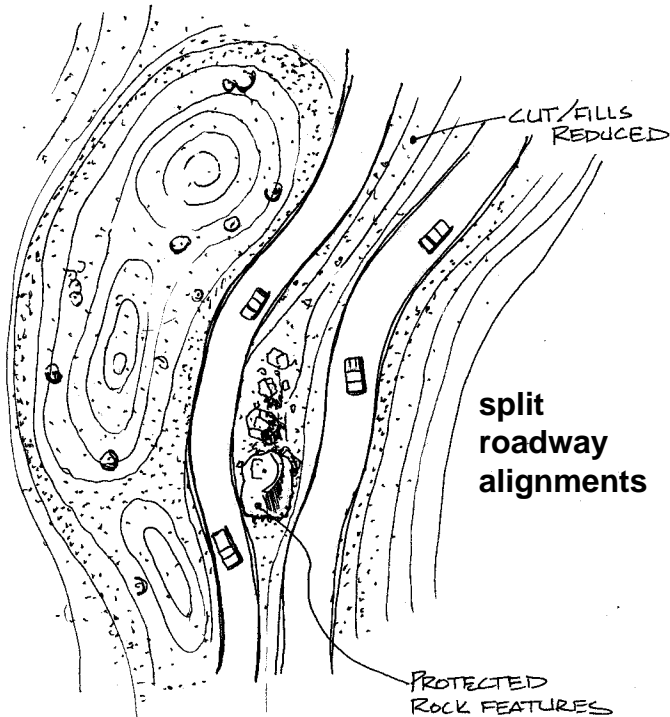
- *Dynamite Boulevard*
  - Expand the existing 50 foot Scenic Corridor along Dynamite Boulevard to at least 100 feet.  
(policy/zoning stip/DR stip)



Guidelines

- At least one, preferably two, underpasses for trail connections should be provided across Dynamite Boulevard. One could be integrated with a large wash crossing near 132nd Street.  
(policy)
- Where possible, the median should be widened between intersections to as much as forty feet. The east and west bound lanes should have independent vertical and horizontal alignments.  
(guideline)
- Where small hills approach Dynamite Boulevard on the north side west of 128th Street, the scenic corridor should expand into the hills. (policy)
- Special design criteria for light pole colors and designs, unpaved paths parallel to the road, walls and fences and other street furniture should be developed. (policy/guideline)
- Access should be limited to half-mile intervals.  
(policy/guideline)

- **128th Street**
  - Because of the visibility, significance and access to the McDowell Sonoran Preserve, the street should be placed in a Scenic Corridor/open space averaging 300 feet in width. *(policy/zoning stip/DR stip)*
  - South of Jomax Road, the road design should incorporate split roadways to protect rock features and reduce cuts and fills on sideslope areas. *(policy/guideline)*



- Vertical curves should be maximized to work with the terrain. *(guideline)*
  - Road access points should be limited to 1/4 mile intervals in order to maximize the desert setting along the road. *(guideline)*
  - Public access to the McDowell Sonoran Preserve may be located on the southern end of 128th Street as illustrated on the map on page 2. *(policy)*
- **118th Street**
    - Where the alignment encounters knobs, hills, and rock formations between Happy Valley Road and Dynamite Boulevard, split roadway alignments should be used to minimize cuts and fills and protect unique features. *(policy/guideline)*

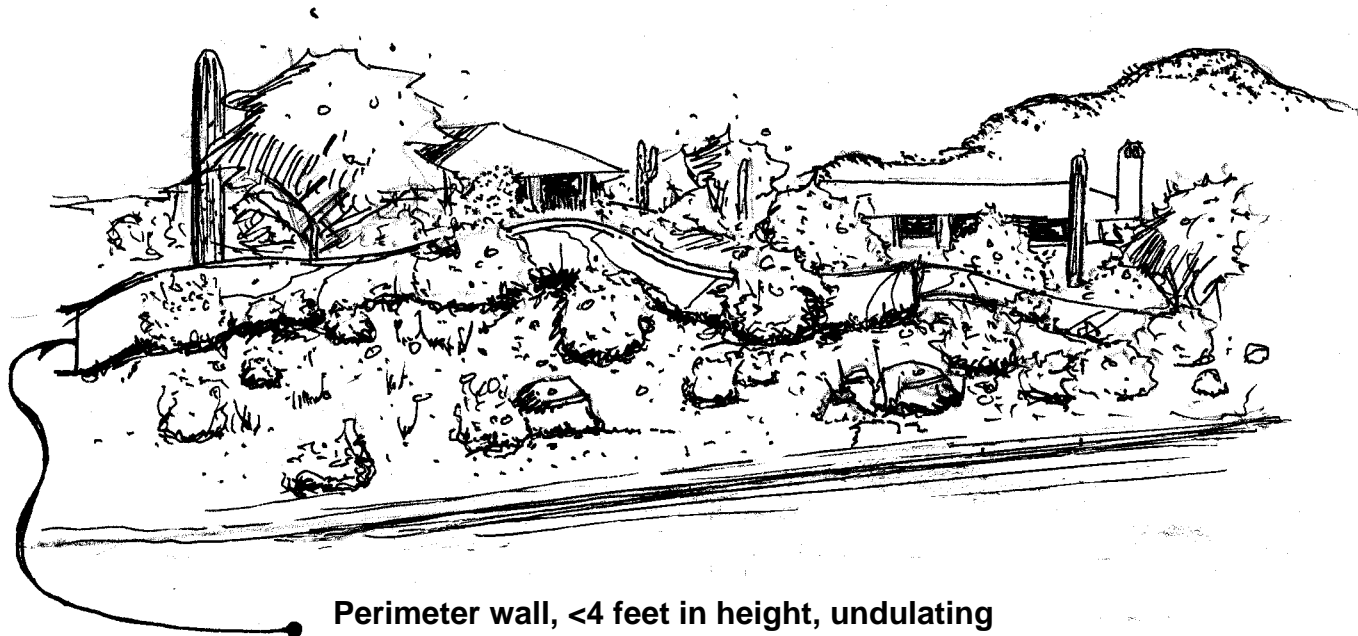
## **C. Streetscape**

### **1. Street Furniture and Special Features**

- A city entry feature should be installed at the 136th Street. *(policy)*
- Character area entry features may be provided on 118th Street, Jomax Road, and Dynamite Boulevard (116th St.). *(policy)*
- Special wall/landscape/sign features should be used at all major street intersections. *(policy/guideline)*
- All of these features should incorporate artists in their design. *(policy)*

## **2. Perimeter walls**

- These should not be used except for projects of at least 320 acres so that the open desert character within neighborhoods and wildlife access are maintained. *(policy/DR stip/guideline)*
- Walls should be no more than 4 (four) feet in height so they blend into the desert and don't cut off vistas. *(DR stip/guideline/other)*
- Vertical and horizontal alignments should continuously undulate. *(guideline/other)*
- Wall designs should be based on traditional ranch designs so that the rural character is reinforced. *(guideline/other)*
- Walls should take into consideration wildlife corridors and drainage needs. *(policy/guideline/new regulation )*



**D. Open Space Corridors**

- A continuous open space corridor of an average quarter mile in width should be provided from the McDowell Mountains to Granite Mountain. Density transfers from this corridor are encouraged. *(policy)*
- Open space corridors equal to the natural bank-to-bank, the 100-year floodplain, or an average width of 100 feet, whichever is greater, shall be provided along all washes with a 100-year storm flow of 50 cubic feet per second (c.f.s.) or greater. *(policy/guideline/new regulation)*
- No buildings should be built within 100 feet of the Indian Bend/Verde drainage divide between the Pinnacle Peak and Jomax section lines and north of Dynamite. This will retain the visual form and prominence of this significant natural feature. *(policy/new regulation - overlay)*

**E. Water and Wastewater Systems**

- Water and sewer lines should not cross natural area open spaces wider than 150 feet, except along roads and driveways or where required to maintain public health and safety. *(policy/DR stip/guideline)*
- Reservoirs should be located in naturally hidden sites and or dug into the terrain in order minimize their visual impact. *(policy)*

**E. Other Infrastructure**

- The city will not encourage Improvement Districts which are not adjacent to existing infrastructure. Improvement Districts should serve multiple ownerships and be based on topography, location, and continuity of public service provision. *(policy)*
- The city should not build or participate in infrastructure construction in the area, excepting major links along 118th Street and Dynamite Boulevard or major system components of the water or wastewater system such as reservoirs or large pump stations. *(policy)*

**G. Annexation**

- The city will not actively pursue annexation of Maricopa County lands to the east since most of this area is already forming its own unique character and major service demands would be generated. *(policy)*
- The city will consider annexation requests by property owners only if they comply with the city's existing Annexation policy. *(policy)*





# City Action Plan

The Dynamite Foothills Character Plan promotes a vision and details the city's intentions for preserving a Rural Desert character for this area of the city. The Character Plan will rely on the cooperation of residents, future residents, property owners, architects, home builders, and the development community to follow the guidelines where appropriate and use creativity when considering the built form of the rural Desert character.

With the adoption of the plan, additional City actions and specific work items could become part of the ongoing implementation of the strategies and guidelines of the Dynamite Foothills Character Plan.

The following are some of the action items that have been identified as potential implementation tasks for the Dynamite Foothills Character Plan:

- Examine roadway design alternatives and new standards for alternatives to paved asphalt roadways which would comply

with EPA air quality regulations using US Forest Service and Maricopa County rural standards as a guide.

- Revise the ordinance to allow ribbon curbs or no curbs on collector and residential streets.
- Revise the ordinance to allow a minimal road cross section, narrower than the current road cross section for emergency access.
- Research the viability and the legality of expanding the existing 50 foot Scenic Corridor along Dynamite Boulevard to at least 100 feet.
- Research the viability and the legality of enlarging the median on Dynamite Boulevard to as much as forty feet and create independent vertical and horizontal alignments for the east and westbound lanes.

- Research the viability and the legality of creating an open space corridor averaging 300 feet in width surrounding 128th Street.
- Create a new zoning district for “dude ranch”, low density resort.
- Follow internal guidelines regarding maximum park building heights, buffering from adjacent residential uses and other design factors when considering parks in desert settings, as presented in the Scottsdale Desert Parks Design Guidelines, October 4, 1999.
- Develop architectural and landscape architectural design themes for each north desert park that is adhered to in all construction.
- Identify existing watercourses required to be maintained in their natural state by the Floodplain Ordinance and ESLO.
- Define continuous floodplains and wash corridors prior to development.
- Create a trails plan for the Dynamite Foothills area.
- Develop a design standards for stabilized decomposed granite sidewalks.

- Provide adequate drainage design for dirt roads to prevent erosion or silt deposition in the event of a flood and to minimize maintenance.
- Create a standard where wash areas upstream and downstream and under bridges should not be concrete lined or otherwise hard surfaced.

Additional potential action items to be considered:

- Create an overlay district for the Dynamite Foothills Character area which specifies dimensions, setbacks, etc.
- Develop a design for a standard system of rustification to be used throughout north Scottsdale parks, and drainage culvert head walls.
- The city should consider density transfer, purchase, county acquisition, state land leasing , the Arizona Preserve Initiative and other methods to acquire meaningful open space.
- Access to the McDowell Mountain Regional Park, McDowell Sonoran Preserve is still an unresolved issue. Cooperation between entities is encouraged to resolve these difficulties and determine a management plan for activities such as trail rides and jeep tours.